

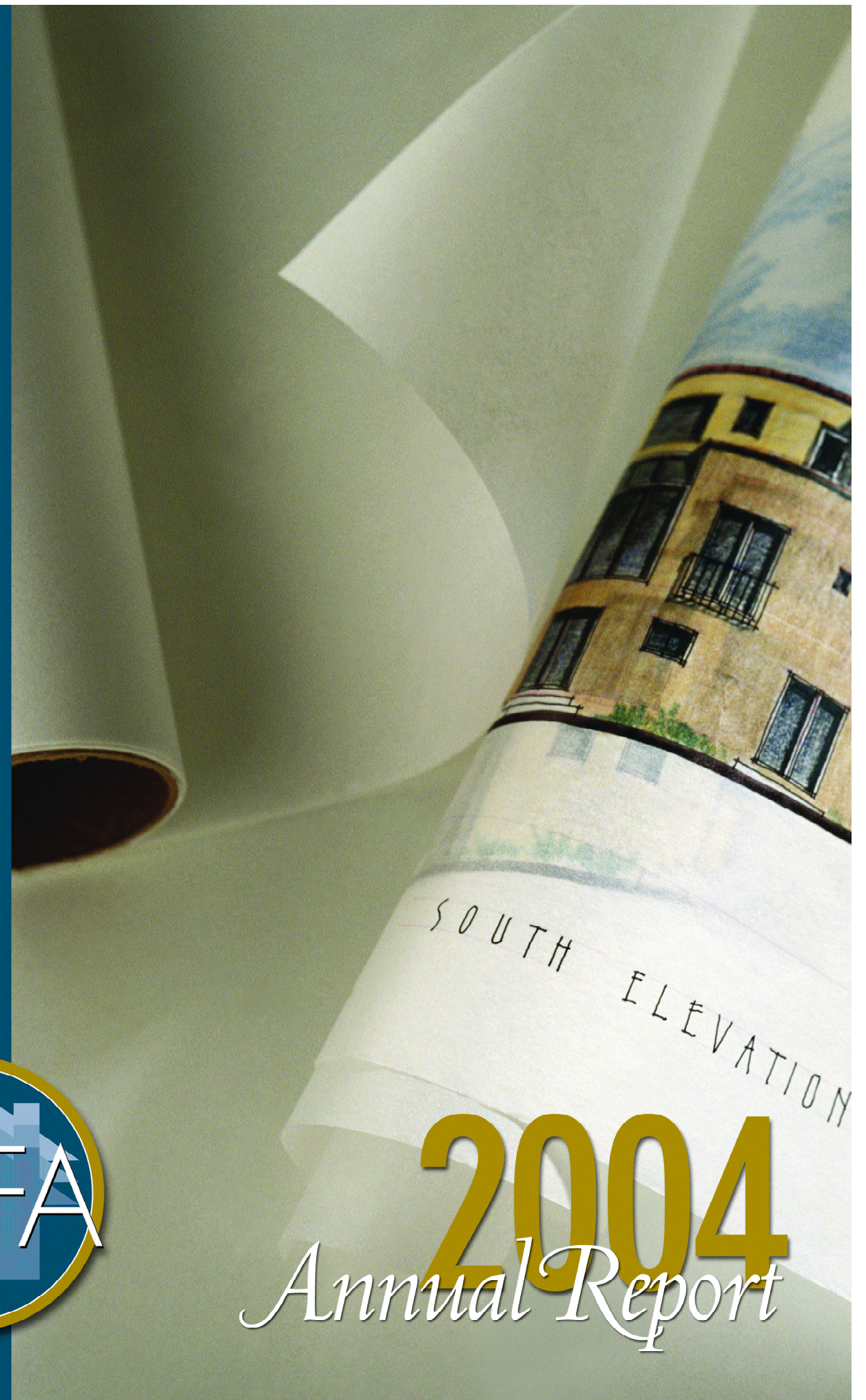


Louisiana Housing Finance Agency

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www.lhfa.state.la.us



2004 *Annual Report*



MESSAGE

from the Governor of Louisiana

Dear Friends,

Every citizen of Louisiana deserves the right to safe, clean and affordable housing. The Louisiana Housing Finance Agency is our State's premier housing organization, providing individuals and families with single or multi-family housing opportunities. I have worked hard to strengthen our state's economy. I realize that as we create new jobs for our people, we must also create better housing opportunities in our communities.

Housing partnerships with LHFA and federal, state and local governments, banks, lending institutions and non-profit and for-profit organizations have achieved great success in recent years.

As the nation faces the tough challenge of sustaining and creating affordable housing, we must become even more innovative and develop stronger collaborations as we search for solutions to our states' low-income to moderate housing needs. We also must continue to seek innovative solutions to meet the housing needs of our disabled and homeless populations, as they, too are an investment to our state.

This report outlines our state's efforts over the past year in meeting the housing needs of our citizens. After reading this report, you will be proud of our accomplishments. I am committed to smart growth in our communities and believe that, with you, we can build a stronger and healthier Louisiana.

Sincerely,



Kathleen Babineaux Blanco, Governor



MESSAGE

from the President and Chairman

The State of Louisiana has identified, and is taking aggressive steps to improve economic development and decrease the level of poverty found throughout the state. In an impoverished environment, homeownership numbers dwindle and affordable rental housing stock begins to diminish. As the 2003-2004 Annual Report is presented, we are pleased to report that the Louisiana Housing Finance Agency (LHFA) has been equally aggressive in prioritizing the issues that matter to our Governor, our legislative body and to the citizens of Louisiana.



LHFA's mission is to assure that every Louisiana resident is granted an opportunity to obtain safe, affordable, energy-efficient housing. This mission, though simply stated, would be impossible if it were not for the dedication and steadfast resolve of the Board of Commissioners and staff in our efforts to create, rehabilitate, and maintain housing and energy efficiency programs.

We have challenged ourselves this past year by broadening existing programs and creating new opportunities that benefit our elderly and those with special needs. As the state's elderly/special needs population increases, sustaining the housing stock was accomplished through introduction of groundbreaking financing in the 202/Risk Sharing Program. LHFA, the first in the country, leveraged multiple funding sources, financing the rehabilitation of 18 senior housing developments, totaling 1,789 units.

During this past year we have intensified outreach efforts for our homeownership program and offered special incentives for Louisiana teachers. A key component in a state's economic development is recognized with education indicators. If a state can keep its skilled teachers, the level of education amongst its population will rise. At LHFA, we hope our Teacher's Program has contributed to retaining our educators by offering a product with below market interest rates, down payment and closing costs assistance.

During the 2004 Regular Legislative Session, LHFA was given authorization to originate and fund second mortgage loans to very low, low, or moderate income households, and to finance directly pools of loans to public housing authorities (PHAs). Under our legislative leadership, LHFA has been given maximum flexibility to create even more programs to assure that the residents of the state have access to decent, safe, sanitary, and affordable housing.

We are pleased to report that our efforts during this past year are on-target to strategically fulfill our mission. We are opening doors in Louisiana for affordable and energy efficient housing. At LHFA, we are doing our part to help build a state we can all be proud of for generations to come.

Helena R. Cunningham, *President*
Gwendolyn P. Hamilton, *Chairman*

LHFA

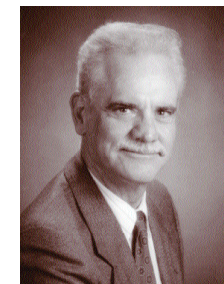
Board of Commissioners 2003-2004



Gwendolyn P. Hamilton
Chairman



Micheal Dominigue
Vice-Chair



Robert Austin, Sr.



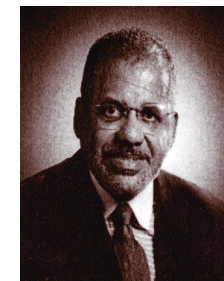
David Bell



Joan Chambers



H. Lloyd Cockerham, Jr.



Larry Ferdinand



Eleria Hunter



Treasurer John N. Kennedy



Debra W. Lockwood



Mark Madderra



Philip W. Miller



Albert Pappalardo



Wayne Woods

HOMEOWNERSHIP *Program*

Making a Path to Homeownership and the American Dream a Reality!

Many Americans dream of owning their own home. Often times the dream is thwarted by the lack of funds for down payment and/or closing costs. High interest rates have also made homeownership prohibitive for some. The Louisiana Housing Finance Agency (LHFA) recognizes the challenges that many low to moderate-income families face when it comes to owning their own home. Not only does the Agency recognize it—but it responds by instituting and maintaining homeownership programs throughout the year.

The Louisiana Housing Finance Agency partners with over 47 lenders across the State to provide funding for homeownership. The Agency provides home ownership opportunities through the issuance of tax-exempt Mortgage Revenue Bonds (MRB).

LHFA offers three mortgage programs:

- 1 **THE MORTGAGE REVENUE BOND ASSISTED PROGRAM**, which provides 4% of the loan amount for down payment and/or closing cost assistance;
- 2 **THE MORTGAGE REVENUE BOND UNASSISTED PROGRAM**, which while not providing monetary assistance, provides below market interest rates and;
- 3 **HOME/MRB ASSISTED PROGRAM**, which provides 4.50% to 9% of the loan amount for down payment and/or closing cost assistance.

Additionally, the Agency will be administering the American Dream Downpayment Initiative (ADDI) to provide an additional source of funds for down payment and/or closing costs for low-income families.

Johnson Mortgage Company

Closing the deal! Carol Johnson, owner of Johnson Mortgage Company in New Orleans, LA has been aggressively working for more than 10 years to make the dream of home ownership a reality for hundreds of families.

Owning a home builds financial security and is an avenue to acquire wealth. Homeowners develop a sense of pride and neighborhood involvement. Neighborhood involvement leads to thriving communities, cities and parishes.

LHFA works with a network of participating lenders like Johnson Mortgage. Carol and her staff closed 97 loans totaling more than \$9,906,903 in fiscal year 2003-2004.



Louisiana Housing Finance Agency strives to educate the citizens of Louisiana by providing education through homeownership workshops and the dissemination of printed material regarding its Programs. This year, the LHFA created a web based pre-eligibility screening process to assist prospective borrowers.

The Agency is also aware of the dangers of predatory lending and attempts to alert the public

to its dangers. Mandatory lender training sessions are held periodically, to keep the participating lenders abreast of current programs and procedures so that they too can better serve Louisiana citizens.

Louisiana Housing Finance Agency continues to develop mortgage products to benefit the low to moderate income families seeking homeownership opportunities.

HOMEOWNERSHIP BY PARISH

Parish	# of Loans	Total Loan Amount	Average Loan Amount	Average Sales Price	Average Annual Income
Acadia	2	\$190,170	\$95,085	\$113,750	\$30,006
Allen	1	\$33,950	\$33,950	\$35,000	\$30,006
Ascension	23	\$2,008,598	\$87,330	\$87,992	\$33,053
Beauregard	1	\$71,872	\$71,872	\$73,000	\$33,053
Bossier	13	\$835,455	\$64,265	\$65,484	\$26,247
Caddo	20	\$1,328,991	\$66,449	\$67,030	\$27,335
Calcasieu	2	\$164,599	\$82,299	\$82,950	\$32,860
East Baton Rouge	94	\$7,651,245	\$81,396	\$82,789	\$30,625
East Feliciana	1	\$65,866	\$65,866	\$66,900	\$38,167
Iberville	3	\$196,314	\$65,438	\$66,000	\$31,247
Jefferson	103	\$9,277,556	\$90,073	\$91,667	\$32,429
LaSalle	1	\$66,500	\$66,500	\$70,000	\$34,488
Lafayette	1	\$74,350	\$74,350	\$75,000	\$25,200
Livingston	52	\$4,727,714	\$90,917	\$91,619	\$34,407
Orleans	251	\$24,450,140	\$97,410	\$99,752	\$36,220
Ouachita	2	\$124,032	\$62,016	\$64,050	\$26,054
Plaquemines	1	\$94,254	\$94,254	\$95,000	\$15,756
Pointe Coupee	1	\$86,985	\$86,985	\$90,425	\$34,864
Rapides	3	\$239,210	\$79,736	\$80,500	\$24,523
St. Bernard	38	\$3,290,347	\$86,588	\$88,024	\$32,560
St. Charles	16	\$1,540,708	\$96,294	\$97,546	\$32,973
St. John	47	\$4,083,757	\$86,888	\$89,346	\$28,959
St. Tammany	39	\$3,136,519	\$80,423	\$92,128	\$30,415
Tangipahoa	6	\$510,468	\$85,078	\$85,491	\$25,571
Terrebonne	1	\$121,832	\$121,832	\$122,795	\$52,572
West Baton Rouge	5	\$379,880	\$75,976	\$76,780	\$33,710
Webster	1	\$66,949	\$66,949	\$68,000	\$32,000
West Feliciana	1	\$90,578	\$90,578	\$92,000	\$32,093
Totals	729	\$64,908,839			

MARK-TO-MARKET *Program*

The Mark-to-Market Program is a collaborative effort between the U.S. Department of Housing and Urban Development (HUD), LHFA and Section 8 Property owners to preserve affordable multifamily housing developments while reducing the rents to market level on properties receiving

federal subsidy. As these subsidy contracts expire, LHFA will restructure the Section 8 debt on the properties in a way that ensures owners can continue to operate properties with lower rents at a level more in line with prevailing market rents.

Parkview Apartments

Oh, what a difference LHFA makes! Parkview Apartments underwent major renovation under the Mark-to-Market Program. The 1977 built development utilized Low Income Housing Tax Credits for an initial renovation in 1993. The family oriented complex has forty 1-bedroom units, seventy 2-bedroom units, seventy-five 3-bedroom units and forty 4-bedroom units, equaling 225 rental opportunities in the city of Monroe, LA.

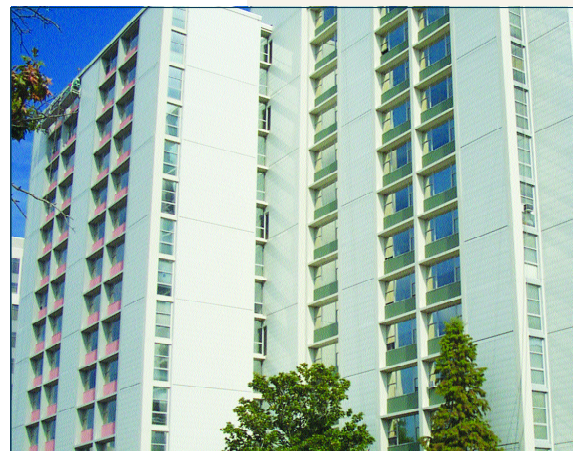
Mixed financing was used to make this renovation a reality. HOME funds totaling more than \$791,000 were used with the Mark-to-Market debt restructure. The development benefited from new windows, new siding, new fascia, new air conditioning compressors, new furnaces, new cabinets, and new tile, to name just a few of the items that were replaced.

The residents were involved in tenant meetings to make this renovation project specific to many of their needs.

Catholic Presbyterian

Amid the hustle and bustle of downtown Baton Rouge, on the edge of the Spanish Town Historic District, sits Catholic Presbyterian Apartments. The more than 30 year-old, 195-unit dwelling offers those who require special needs housing the ability to maintain a level of independence.

In December 2003 a Mark-to-Market financing was completed allowing the development to refinance its debts and secure sufficient funds to provide much needed renovation and restoration.



Cypress Gardens

"It looks better than ever," said Bertha Johnson, a 23-year resident of Cypress Gardens Apartments in St. Martin, LA. "I love the improvements that have been made. I feel safer with the new fence, and it really feels like home. The management is great, the tenants are friendly and I can't imagine living anywhere else," continued Johnson.

This 100 unit dwelling was built in 1980 and underwent rehab work under the Mark-to-Market Program. The project's rehabilitation included HOME funds in the amount of \$400,000.00.

"Reita Fontenette, the manager at Cypress Gardens, is more like a friend to the residents. We feel we can call and count on her when situations arise in our lives. Along with the new look of the place, she is another reason why Cypress Gardens is a great place to live," said Ms. Johnson.



Before



After

MARK-TO-MARKET 2003-2004 PROGRAM UTILIZATION

Property Name	Units	Congressional District	Home Dollars Utilized
Augustine Park Apartments	48	5	\$625,000
Catholic-Presbyterian Apartments	195	6	
Curran Place Apartments	190	2	\$1,350,000
*Cypress Gardens Apartments	100	3	\$400,000
Northside Villa Apartments	85	4	
Parkview Apartments	225	5	\$791,023
Rayville West Apartments	80	5	
Southwood Patio Homes	132	2	
Towneast Apartments	40	5	
Trishell Apartments	90	5	
Villa D' Ames Apartments	199	2	\$2,412,205
Webster Manor Apartments	86	4	
Total	1470		\$5,578,228

* Cypress Gardens - Renovation completed in 2003-2004

BOND FINANCE

Program

The Multi-Family Bond Finance Program provides an efficient source of funds for a variety of affordable multi-family rental developments. The Program enables Louisiana Housing Finance Agency (LHFA) to lend the proceeds from the sale of tax exempt or taxable bonds for the purpose of acquisition and development of affordable housing.

BOND FINANCE DEVELOPMENTS

Project Name	Parish	Congressional District	No. of Units	Multifamily Bond Issues
VOA New Orleans (<i>Windrun</i>)	Orleans	2	400	\$6,280,000
202s (<i>Refer to 202/Risk Sharing List</i>)			1789	\$64,695,000
Woodward Wright Apartments	Orleans	2	259	\$8,955,000
Totals			2448	\$79,930,000



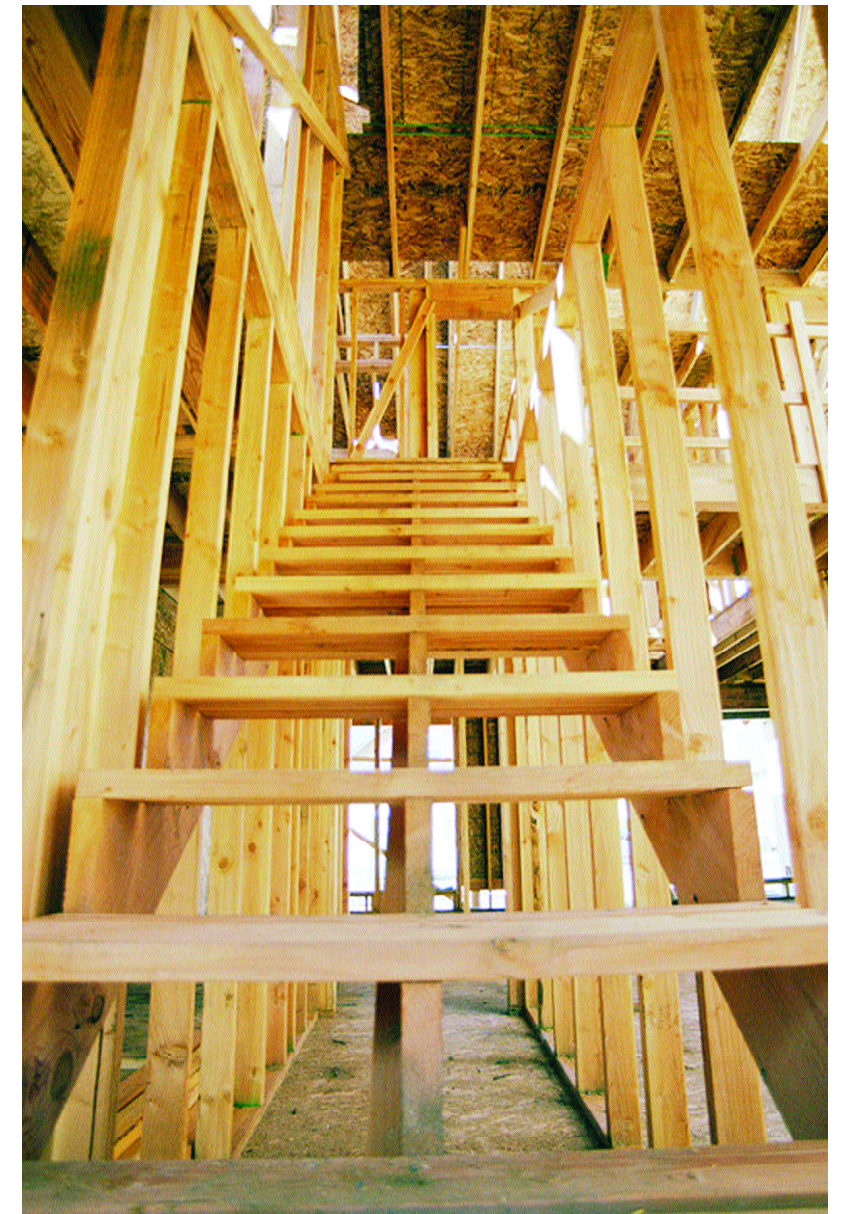
SECTION 8

Performance Based Contract Administration

LHFA is in its second year of partnership with the U.S. Department of Housing and Urban Development (HUD) as the "Performance Based Contract Administrator" (PBCA) for various project-based Section 8 properties statewide. Currently, HUD has assigned 173 contracts to LHFA, resulting in 14,178 units.

The federally funded Performance-Based Section 8 Program works by providing rental subsidies to project owners on behalf of eligible low-income families. The participating families pay the HUD required rental contribution and the Section 8 subsidy pays the remaining balance of the HUD approved rent.

LHFA's role includes management and occupancy reviews, authorizing Section 8 subsidy payments, rental adjustments, contract renewals, and monitoring units for overall program compliance.



CONTRACT ADMINISTRATION PORTFOLIO

Property Name	Units	City	Parish	Cong. Dis
Acadian Manor	140	Lafayette	Lafayette	7
Annunciation Inn	106	New Orleans	Orleans	2
Apollo Plaza	72	Many	Sabine	4
Ardenwood Park Apartment 104	40	Baton Rouge	East Baton Rouge	6
Ardenwood Park Apartments 105	48	Baton Rouge	East Baton Rouge	6
Ardenwood Park Apartments 96	41	Baton Rouge	East Baton Rouge	6
Augustine Park Apartments	48	Bunkie	Avoyelles	5
Bacmonila Garden Apts	150	New Iberia	Iberia	3
Baton Rouge Residential Center	12	Baton Rouge	East Baton Rouge	6
Beau Sejour Estates	104	Carencro	Lafayette	7
Benton Manor	20	Benton	Bossier	4
Bethel Apartments	90	Alexandria	Rapides	5
Bond House Apartrments	75	Bastrop	Morehouse	5
Brown Park Estates	108	Shreveport	Caddo	4
Camelot Apartments	104	Springhill	Webster	4
Canaan Towers Apts	100	Shreveport	Caddo	4
Canaan Village Apartments	120	Shreveport	Caddo	4
Cane Gardens Apartments	67	Natchitoches	Natchitoches	4
Capital City South	67	Baton Rouge	East Baton Rouge	6
Catholic-Presbyterian Apartments	195	Baton Rouge	East Baton Rouge	6
C-Barc/LA Disabled Persons Housing Corporation	24	Shreveport	Caddo	4
Cedar Hill Apartments	142	Shreveport	Caddo	4
Central Park West	42	Shreveport	Caddo	4
Chateau Ames Apartments	98	Marrero	Jefferson	2
Chateau Du Lac	198	Lake Charles	Calcasieu	7
Christopher Inn 007	60	New Orleans	Orleans	2
Christopher Inn 028	58	New Orleans	Orleans	2
Christopher Inn 116	26	New Orleans	Orleans	2
Clayton Housing Development	40	Clayton	Concordia	5
Clear Horizons Apartments	84	Shreveport	Caddo	4
Columbia Gardens Apartments	24	Columbia	Caldwell	5
Concordia Park Apartments (C.A.P. LTD)	80	Concordia	Concordia	5
Cooper Road Plaza	108	Shreveport	Caddo	4
County Acres	114	Lafayette	Lafayette	7
Cypress Apartments	55	Lake Charles	Calcasieu	7
Cypress Gardens Apartments	100	St. Martinville	St. Martin	3
Dauphine Apartments	26	New Orleans	Orleans	2
De Soto Estates	130	Mansfield	De Soto	4
Delille Inn	51	New Orleans	Orleans	2
Denham Street Apts	40	Baton Rouge	East Baton Rouge	6
Denham Street Apts	43	Baton Rouge	East Baton Rouge	6
Denham Street Apts	40	Baton Rouge	East Baton Rouge	6
DuBourg Place/Place DuBourg	115	Laplace	St. John the Baptist	3
D'Ville Village Circle	100	Donaldsonville	Ascension	3

Property Name	Units	City	Parish	Cong. Dis
Eastside Hills Apartments	59	Farmerville	Union	5
Eden Gardens South	76	Shreveport	Caddo	4
Elm Grove Gardens	84	Baton Rouge	East Baton Rouge	6
England Apartments	98	Alexandria	Rapides	5
Fair Park Terrace	70	Shreveport	Caddo	4
Fairgrounds Road	50	Natchitoches	Natchitoches	4
Fairwood Manor (St. Charles Place Apts)	95	Lake Charles	Calcasieu	7
Feriday Elderly Housing	52	Feriday	Concordia	5
Forest Towers East	199	New Orleans	Orleans	2
Franklin Hope Haven	59	Franklin	St. Mary	3
Franklin Manor Apartments	32	Wisner	Franklin	5
Frenchman's Wharf I	31	New Orleans	Orleans	2
Frenchman's Wharf Ph II	31	New Orleans	Orleans	2
Galilee Eden Gardens	51	Shreveport	Caddo	4
Galilee Majestic Arms, Inc.	75	Shreveport	Caddo	4
Gordon Plaza Apartments (Desire Community Hsg)	128	New Orleans	Orleans	2
H Y Bell Apts	55	Winnfield	Wnn	5
Haydel Heights Apartments	65	New Orleans	Orleans	2
Heritage Square Apartments	52	Lake Providence	East Carroll	5
Himbola Manor Apartments	136	Lafayette	Lafayette	7
Holiday Acres	54	Baton Rouge	East Baton Rouge	6
Holly Park	81	New Orleans	Orleans	2
Holy Cross Villas	78	Bossier City	Bossier	4
Holy Family Apartments	157	Lafayette	Lafayette	7
Holy Trinity Villa	50	Opelousas	St. Landry	7
Holy Trinity Villa II	54	Opelousas	St. Landry	7
Hudson Square/Heritage Apartments	82	Baton Rouge	East Baton Rouge	6
Imani Courts, Inc.	40	Mansura	Avoyelles	5
Jonesville Housing	32	Jonesville	Catahoula	6
Kathy Apts	72	Crowley	Acadia	7
King Friedrich Apts.	68	Gretna	Jefferson	2
King Park Apts.	32	Feriday	Concordia	5
Kingsway Apts	92	Monroe	Ouachita	5
La Villa Lake (Lake Villa/ Diamond Lakes Apts)	40	Lafayette	Lafayette	7
Lakeside Gardens Apts	88	Shreveport	Caddo	4
Laurel Gardens Apartments	59	Metairie	Jefferson	2
Madison Community Apartments	58	Tallulah	Madison	5
Malcolm-Kenner Apts.	65	Kenner	Jefferson	2
Meadowpark Apartments	50	Baton Rouge	East Baton Rouge	6
Meadows Apartments	72	Crowley	Acadia	6
Metairie Manor	200	Metairie	Jefferson	2
Metairie Manor II	87	Metairie	Jefferson	2
Middle Creek Apts.	50	Many	Sabine	4

Property Name	Units	City	Parish	Cong. Dis
Monroe Elderly Housing (Meadowbrook Park Apts.)	80	Monroe	Ouachita	4
Monsignor Wynhoven I	200	Marrero	Jefferson	2
Monsignor Wynhoven II Apartments	150	Marrero	Jefferson	2
Monterey Hills	60	Wvian	Caddo	4
Morehouse Gardens	40	Bastrop	Morehouse	5
Moss Gardens	114	Lafayette	Lafayette	7
Mt. Calm Senior Hamlet	40	Minden	Webster	4
Murray Plaza Apartments	80	Monroe	Ouachita	5
Natchitoches-Thomas Apts	120	Natchitoches	Natchitoches	4
Nazareth Inn	149	New Orleans	Orleans	2
Nazareth Inn II	120	New Orleans	Orleans	2
New Orleans Towers	307	New Orleans	Orleans	2
New Zion Apartments	100	Shreveport	Caddo	4
North Park Apts.	110	Bossier City	Bossier	4
Northwood Apartments II	33	Shreveport	Caddo	4
Oak Manor Apartments	88	Monroe	Ouachita	5
Oak Park Plaza Apts.	100	Baton Rouge	East Baton Rouge	6
Orange Blossom Apts	32	Tallulah	Madison	4
Ouachita Grand Plaza	90	Monroe	Ouachita	5
Our Lady's Manor	104	Alexandria	Rapides	5
Parish Square	42	Monroe	Ouachita	5
Peace Lake Towers	130	New Orleans	Orleans	2
Pecan Villa (NCR-Ruston)	60	Ruston	Lincoln	5
Pine Hill Estates	110	Shreveport	Caddo	4
Prince Village Apartments	60	Shreveport	Caddo	4
Raphael Manor	35	New Orleans	Orleans	2
Red River Estates	100	Coushatta	Red River	4
Richland Apts.	60	Rayville	Richland	5
Ridgefield Apartments - 102	100	Marreo	Jefferson	2
Ridgefield Apartments - 104	100	Marreo	Jefferson	2
Riverview Apartments - 49	20	Donaldsonville	Ascension	3
Riverview Apartments - 81	30	Donaldsonville	Ascension	3
Rouquette Lodge II	51	Mandeville	St. Tammany	1
Satchmo Plaza Apartments	34	New Orleans	Orleans	2
Savoy Heights/Mamou Elderly Housing Development	54	Mamou	Evangeline	7
Scotland Square Apartments	175	Baton Rouge	East Baton Rouge	6
Shady Oaks Homes	100	Crowley	Acadia	7
Sheppard Park Village Apartments	80	Minden	Webster	4
Sicily Island Housing	32	Sicily Island	Catahoula	5
Southside Village Apts	24	Jeanette	Iberia	3
Sparta Place Apts	40	Ruston	Lincoln	5
St. Bernard Manor	82	Meraux	St. Bernard	3
St. Bernard Manor II	82	Meraux	St. Bernard	3
St. John's Village	50	Moreauville	Avoyelles	5

Property Name	Units	City	Parish	Cong. Dis
St. Jules Apts.	32	Franklin	St. Mary	3
St. Martin House/The 1540 House	12	New Orleans	Orleans	2
St. Martin Manor	139	New Orleans	Orleans	2
St. Tammany Manor (Rouquette Lodge)	119	Mandeville	St. Tammany	1
Starr Lodge Apts	120	Tallulah	Madison	5
Suburban Apts. 04	90	Baton Rouge	East Baton Rouge	6
Suburban Apts. 53	28	Baton Rouge	East Baton Rouge	6
Suburban Apts. 62	22	Baton Rouge	East Baton Rouge	6
Sunlight Manor	127	Lake Charles	Calcasieu	4
Sunshine Center Apartments	37	Leesville	Vernon	4
Tivoli Place Apts.	163	New Orleans	Orleans	2
Toney's Rental Housing	5	Tallulah	Madison	5
Tower Oaks Elderly Apartments	152	Lake Charles	Calcasieu	7
Town East Apts.	40	Bastrop	Morehouse	5
Trishell Apartments	90	Monroe	Ouachita	5
U S Goodman Plaza Apartments	170	Shreveport	Caddo	4
UNIVERSITY OAKS I	42	Shreveport	Caddo	4
UNIVERSITY OAKS II	40	Shreveport	Caddo	4
Ve mon Manor Apartments	30	Leesville	Vernon	4
Versailles Arms Apt I	199	New Orleans	Orleans	2
Versailles Arms Apt. II	200	New Orleans	Orleans	2
Villa Additions	75	New Orleans	Orleans	2
Villa D'Ames (St. Bakhita Gardens)	198	Marrero	Jefferson	2
Villa St. Francis	68	Baton Rouge	East Baton Rouge	6
Villa St. Maurice	110	New Orleans	Orleans	2
Village De Memoire I	79	Ville Platte	Evangeline	7
Village De Memoire II	35	Ville Platte	Evangeline	7
Village Duchesne Apartments	70	Sunset	St. Landry	7
Village DuLac Apts.	200	Lafayette	Lafayette	7
Village Homes	24	Hodge	Jackson	5
Webster Manor	86	Minden	Webster	4
Wellington Square Apts	170	Shreveport	Caddo	4
Wesley Chapel	82	Baton Rouge	East Baton Rouge	6
Wesley Plaza	200	Baton Rouge	East Baton Rouge	6
West Feliciana Apts (Hardwood)	40	Hardwood	West Feliciana	6
Westminster Gardens	40	Hammond	Tangipahoa	1
Westminster Homes	40	Jennings	Jefferson Davis	7
White Oaks Terrace	53	Oak Grove	West Carroll	5
Winnsboro Homes	50	Winnsboro	Franklin	5
Wyche Apartments	60	Tallulah	Madison	5
Ywca Senior Housing	60	New Orleans	Orleans	2

Total14,178

RENTAL HOUSING

Programs

LHFA administers a number of programs that ensure investments are made in Louisiana’s rental housing stock benefiting working families, the elderly and families with special needs. Each year, LHFA develops a Qualified Allocation Plan (QAP) and HOME Investment Partnership Program Rule to govern its Low Income Housing Tax Credit and HOME program allocation.

Tax Credits

The Low Income Housing Tax Credit Program generates low-income residential rental units by encouraging private investments with federal tax incentives. As administrator of the federal Low-Income Housing Tax Credit program for the state, LHFA awards annually, through competitive funding rounds, tax credits to developers/investors who construct or rehabilitate affordable rental housing.

As a result of Tax Credits allocated, hundreds of individuals and families in Louisiana communities will have more available housing stock.

HOME Investment Partnership Program



The HOME Investment Partnership Program enables state and local governments the flexibility to fund a wide range of low-income housing activities through housing partnerships between state and local governments. HOME provides non-amortized, low interest loans to developers for acquisition and/or new construction or rehabilitation of affordable rental housing. HOME funds can be used for moderate and substantial rehabilitation, new construction, tenant-based rental assistance and other eligible activities.

Beneficiaries of HOME funds are for-profit developers, nonprofit housing providers, Community Housing Development Organizations (CHDOs) or local governments, redevelopment organizations or public housing authorities.

LOW INCOME HOUSING TAX CREDIT AWARD LIST

Project Name / Address	No. of Bldgs	No. of Units	Congressional District	Reservation Amount
Helena Manor Belle Road, Ponchatoula, LA 70454	5	30	I	\$200,265
Contempo Apartments 13054 Quick Blvd., Hammond, LA 70401	12	48	I	\$81,500
Bogalusa Manor 119 Old Superior Avenue, Bogalusa, LA 70427	12	33	I	\$107,500
Hope Offsite Development II Various Addresses, New Orleans, LA 70130	14	14	2	\$255,165
Hope Offsite Development III Various Addresses, New Orleans, LA 70130	14	14	2	\$255,165
Hope Offsite Development I Various Addresses, New Orleans, LA 70130	28	28	2	\$255,165
Fischer I Hendee St. @Wall Street, New Orleans, LA 70114	10	20	2	\$255,165
Candlewood Estates Highway 85 near Main Street, Jeanerette, LA 70544	32	32	3	\$228,240
Beech Grove Terrace Claiborne @ Beech Grove, Avondale, LA 70094	26	26	3	\$255,165
Willow Wood Manor Apartments 1002 Plantation Road, Thibodaux, LA 70301	11	32	3	\$78,000
King Gardens Apartments David Raines Road I600 Block, Shreveport, LA 71101	19	38	4	\$255,000
Rosenwald III Subdivision Off Round via Markham, Shreveport, LA 71107	26	26	4	\$255,165
The Villages of Eagle Pointe III 2334 Riverwood Drive, Bossier City, LA 71111	33	60	4	\$255,000
Cotton Bayou Estates II 6100 Hwy 165 By Pass. Monroe, LA 71202	25	25	5	\$255,165
Golden Ages Senior Village Farmerville Street, Ruston, LA 71270	11	35	5	\$250,000
Union Square Apartments 601 Plum Street, Junction City, LA 71749	4	32	5	\$92,908
Ralph George Estates, No. 2 Young Loop Road, Morehouse, LA 71220	23	23	5	\$255,165
Country View Apartments 4500 Service Road, Pineville, LA 71360	6	42	5	\$115,000

LOW INCOME HOUSING TAX CREDIT AWARD LIST - Continued

Project Name / Address	No. of Bldgs	No. of Units	Congressional District	Reservation Amount
Restoration Baton Rouge V Various Addresses, Baton Rouge, LA 70806	19	19	6	\$227,906
Restoration Baton Rouge VI Various Addresses, Baton Rouge, LA 70806	20	20	6	\$213,959
Banyan Trace McClelland Drive, Baton Rouge, LA 70805	14	20	6	\$217,000
Ashley Place 219 Edgewood Drive, Denham Springs, LA 70727	23	42	6	\$254,975
Beau Soleil Place 820 MLK Drive, Lafayette, LA 70501	24	24	7	\$255,165
Bayberry Point III Jessica, Baywood & Bay Rum Drive , Lafayette, LA 70501	21	21	7	\$251,185
Acadian Apartments 916 Florence Street, Jennings, LA 70546	5	42	7	\$120,000
Rosenwald IV Subdivision Off Round Grove via Markham, Shreveport, LA 71107	26	26	4	\$255,165
Lawson Heights Subdivision Eddie Williams Avenue , Alexandria, LA 71302	24	24	5	\$255,000
Lawson Heights Subdivision Phase II Eddie Williams Ave., Alexandria City, LA 71302	24	24	5	\$255,000
West Villa Apartments 1112 Polk Street, Winnsboro, LA 71295	10	40	5	\$147,257
Beau Maisons Estates 820 Martin Luther King Dr., Lafayette, LA 70501	25	25	7	\$255,165
Bayberry Point IV Jessica & Baywood & Bay Rum Drive, Lafayette, LA 70501	14	14	7	\$175,172
Joann Place Scattered Sites, New Orleans, LA 70114	32	32	2	\$255,000
Millenium Square 1834-1844 Oretha Castle Haley Blvd., New Orleans, LA 70113	1	19	2	\$197,109
Handelman Lofts 1824-1832 Oretha Castle Haley Blvd., New Orleans, LA 70113	1	24	2	\$255,165
Ninth Ward Development Project Multiple Addresses, New Orleans, LA	10	20	2	\$190,817
Villa Ashley Place I Villa Ashley Drive, Baton Rouge, LA 70806	16	32	6	\$250,000
TOTAL	620	1026		\$7,735,773

HOME MULTIFAMILY
RENTAL UTILIZATION

Parish	Number of Loans	Funded Amount
Avoyelles	1	625,000
Bienville	1	760,000
Bossier	1	240,000
Caddo	1	635,000
East Baton Rouge	4	2,487,148
Franklin	1	760,000
Iberville	1	725,800
Jefferson Davis	1	149,179
Morehouse	1	230,000
Orleans	1	1,350,000
Ouachita	1	791,023
Pointe Coupee	1	760,000
Rapides	3	960,000
St. Landry	1	370,000
Tangipahoa	2	863,959
Union	1	269,000
West Baton Rouge	1	704,124
Total	21	12,680,233

Woodland Lake Senior Village

Nestled just minutes from I-12 in Hammond, LA sits the quiet senior community, Woodland Lake Senior Village. The senior development features a lake with a walking trail around its perimeter. The location is central and convenient to Hammond's services, shopping, medical facilities, and churches.

The spacious scattered-site development utilized \$196,224.83 in Low Income Housing Tax Credits and \$457,139.00 in HOME funds. The community facility includes many amenities and a resident on-site manager. The development offers duplexes with both 1 and 2 bedroom units.



ENERGY ASSISTANCE Programs

Helping Families With Home Energy Costs

LOW INCOME HOME ENERGY ASSISTANCE PROGRAM (LIHEAP)

Assists low-income households with their home energy costs by making payments directly to energy suppliers. Funds are distributed to a network of community agencies. In the 03-04 fiscal year, LIHEAP assisted nearly 62,800 households in Louisiana pay a portion of their energy expense

WEATHERIZATION ASSISTANCE PROGRAM (WAP)

Helps low-income families reduce their energy costs by applying energy efficiency measures to their homes. Services include window repair, caulking and installation of attic insulation. Through WAP, more than 690 homes received energy efficiency measures to help reduce energy burdens.

Energy-WAP *Bossier Office of Community Services*

The Bossier Office of Community Services made a happy ending to a not so happy story! Karen Wesley, a blind grandmother lived in a home that lacked proper essentials to keep it warm in the winter and cool in the summer. Her living conditions caused wasted energy consumption and she was in a constant state of discomfort.

Using funds generated from the Weatherization Program, the Bossier Office of Community Development installed wall-vented space heaters, a door unit, and an outlet for a dryer vent. Air infiltration reduction measures were also utilized. Ms. Wesley is very pleased with the outcome!

In fiscal 03-04, the Bossier Office of Community Services administered the Weatherization Program in twelve parishes in the state. The parishes are; Bossier, Calcasieu, Claiborne, E. Carroll, West Carroll, Evangeline, Iberville, Morehouse, Pointe Coupee, Union, Webster and West Baton Rouge Parish.

ENERGY ASSISTANCE UTILIZATION

Parishes	Congressional District	LIHEAP		WAP	
		Total Expenditures	Households Served	Total Expenditures	Units Completed
Acadia	7	188,156	818	20,723	10
Allen	4 & 7	90,425	419	16,441	4
Ascension	3 & 6	147,929	710	25,738	7
Assumption	3 & 6	99,498	415	9,814	3
Avoyelles	5	164,044	753	40,659	15
Beauregard	4	113,158	486	9,930	6
Bienville	4	59,732	299	19,206	4
Bossier	4	290,909	1,142	30,837	10
Caddo	4	575,943	2,765	257,006	58
Calcasieu	7	336,070	1,391	101,748	23
Caldwell	5	29,763	134	2,783	1
Cameron	7	21,753	91	7,583	2
Catahoula	5	40,804	184	46,171	15
Claiborne	4	59,642	243	26,609	6
Concordia	5	74,290	371	49,846	12
DeSoto	4	91,127	376	41,431	6
East B.R.	6	864,458	6,957	122,435	39
E. Carroll	5	61,253	288	28,720	0
E. Feliciana	6	53,001	243	18,535	4
Evangeline	5 & 7	171,871	752	33,249	7
Franklin	5	85,598	366	38,034	12
Grant	5	66,383	276	560	0
Iberia	3	324,553	1,609	16,971	10
Iberville	6	108,682	438	22,603	5
Jackson	5	42,742	231	21,351	7
Jeff-Davis	7	78,304	317	11,525	5
Jefferson	1 & 3	1,188,911	5,421	23,271	5
Lafayette	7	581,866	3,125	61,281	29
Lafourche	3	138,243	586	30,217	9
LaSalle	5	42,582	194	9,952	4
Lincoln	5	123,354	571	22,415	13
Livingston	6	199,064	959	44,947	11

Parishes	Congressional District	LIHEAP		WAP	
		Total Expenditures	Households Served	Total Expenditures	Units Completed
Madison	5	52,417	204	5,069	2
Morehouse	5	64,672	261	49,002	12
Natchitoches	4	141,672	665	38,159	10
Orleans	2	2,196,918	9,670	156,440	51
Ouachita	5	523,522	2,242	180,815	48
Plaquemines	3	762,635	348	14,750	5
Pointe Coupee	6	63,549	199	30,006	6
Rapides	5	363,380	1,657	96,317	28
Red River	4	33,899	141	14,284	4
Richland	5	56,237	277	10,802	4
Sabine	4	58,211	265	26,157	7
St. Bernard	3	132,120	536	0	0
St. Charles	3	139,303	620	22,026	6
St. Helena	6	49,699	243	8,360	2
St. James	3	76,077	335	16,706	3
St. John	3	139,084	590	31,144	2
St. Landry	7	292,034	1,294	40,633	35
St. Martin	3	161,701	795	16,420	9
St. Mary	3	220,716	1,065	38,142	10
St. Tammany	1	382,589	1,632	28,921	13
Tangipahoa	1	383,069	1,764	81,356	19
Tensas	5	28,824	108	2,466	1
Terrebonne	3	219,526	958	40,042	9
Union	5	88,855	446	5,774	6
Vernon	4	128,704	568	50,160	16
Vermilion	7	105,821	435	36,005	13
Washington	1	173,559	842	50,079	11
Webster	4	122,392	580	41,802	12
West B.R.	6	89,288	393	22,540	4
W. Carroll	5	69,245	293	16,360	0
W. Feliciana	6	40,111	207	8,447	2
Winn	5	53,390	235	8,822	3
TOTALS		13,927,351	62,798	2,400,618	695

SPECIAL INITIATIVES

Programs

Temporary Assistance to Needy Families (TANF)

For the second year, through a partnership with the Louisiana Department of Social Services, the Agency made available funding for various housing-related activities.

The program provided a one-time utility payment, closing costs and mortgage assistance, rehabilitation, and emergency housing benefits to thousands of households. Requirements for participation included: a minor child in the household, a demonstrated measure of self-sufficiency, and qualifying income. The focus of the program was to provide a stable home environment.

Volunteers of America

Eric Gammons, Programs Director for Volunteers of America in Lafayette, LA said he had never been able to help so many people before. Volunteers of America, after competing in a competitive RFP process, was awarded \$900,000 to administer the TANF Housing Initiative in East Baton Rouge, Iberville and Lafayette parishes.

"To help people trying to move into their own home or apartment, or to help someone on the verge of being put out on the streets is such a wonderful feeling...to do it for hundreds of needy families gave me a feeling that I really cannot express," said Gammons.

The TANF Housing Initiative helped nearly 1,100 families statewide during the three months it was active during the 2003-2004 fiscal year.

TANF Energy	
Total Expenditures	Households Served
1,407,190	5,879

TANF Housing	
Total Expenditures	Households Served
1,834,917	1,084

RISK SHARING

Program

The Louisiana Housing Finance Agency (the Agency) entered into a Risk Sharing Agreement with the Department of Housing and Urban Development (HUD) to provide full mortgage insurance of program loans for affordable multifamily housing in the State of Louisiana. Under this program HUD provides credit enhancements for mortgages for multifamily housing projects whose loans are underwritten, processed, serviced and disposed of by the Agency. HUD, in turn, commits to pay 100 percent of the outstanding principal mortgage balance upon default of the loan and filing of a claim.

Using this resource, LHFA developed a program to assist in preserving Louisiana's housing stock for low-income elderly and/or handicapped residents.

The capital structure offered by LHFA was a three tier debt structure that included a first mortgage loan insured by FHA, on behalf of HUD, pursuant to Section 542(c) (the Risk Sharing Act) of the Housing and Community Development Act of 1992, a second mortgage loan, if needed, backed by LHFA's general credit rating and a third mortgage loan through the HOME Investment Partnership Program. The FHA Risk Share Loans were sized using a value underwriting based on market rent appraisals. In the event that the underwriting did not provide sufficient proceeds to prepay the existing debt, then subordinate financing for the balance of the existing Section 202 loan was made, backed by LHFA's "A2" Credit Rating from Moody's Investors Services, Inc. The Section 8 HAP contract payments provide a debt service coverage of at least 1.1 on the subordinate loans. Each senior/subordinate loan term is coterminous with the existing Section 202 loan term.

The financing was designed to meet LHFA's risk tolerance and yet provide rewards for its efforts and risk exposure. LHFA's plan of finance was to lower each project's debt service through capital



markets with historically low interest rates and match the term of each existing Section 202 loan while providing a funding source for project rehabilitation. The financing resulted in providing over \$6,600 per unit (\$650,000 per project) in rehabilitation with a new borrowing cost of approximately 4.50%, generating debt service savings of \$12 million while effectively reducing the term of each project's loan. The resulting financial package offered owners a product that not only delivered where others failed, it exceeded expectations.

The financing also provided each project a 0% third mortgage loan through the HOME Investment Partnership Program, administered by LHFA, and funded by HUD to be used for project rehabilitation, as needed, and transaction expenses. The loans are payable only after the bonds have been paid in full from the project's surplus cash. Varied rehabilitation includes, but is not limited to; critical, urgent repairs, remodeling of the kitchens and bathrooms, new roofs, new doors and windows, building upgrades, and the expansion of common areas, etc.

The bonds were structured with strong legal provisions allowing each project to stand-alone and not cross collateralize their assets. The issue was also structured to capture the surplus Section 8 HAP contract revenues (the debt service savings between the existing Section 202 mortgage rate and the new bond rate, approximately 4 points). HUD allowed the projects to retain 90% of the surplus in order to redeem principal, effectively accelerating the payment of the debt, in addition to using the savings for project related items such as modernization or additional tenant services. The bonds were issued without using private activity volume cap and were sold as Non-AMT. The issue was insured by FSA and rated "Aaa" by Moody's.

LHFA issued \$64,695,000 in Multifamily Mortgage Revenue Bonds to finance the pledged loans and nearly \$16,000,000 in HOME funds for project rehabilitation. This innovative financing was the first in the nation to pool Section 202 projects to help LHFA structure a program that is cost effective to the borrower and also the first to use FHA Risk Sharing to provide LHFA with a quality credit and owners an efficient capital structure.

The Section 202 Program has a history of success and continues to prove itself in the reliance from an increasingly frail population. The Program has served the State of Louisiana's independent living senior community well and justifies its strong base of support, locally and nationally. A second round of the Program is in the works through LHFA for the Section 202 sponsor/ owners in response to demand. LHFA finds comfort in providing its preservation resources to such projects in meeting its public purpose goals.



RISK SHARING/202 PROGRAM

Project Name	Parish	Congressional District	No. of Units	Bond Issued	Home Funds	Approximate Cost Savings
Annunciation Inn	Orleans	2	106	\$4,151,654	\$1,327,610	\$861,053
Beau Sejours	Lafayette	7	105	\$2,277,720	\$421,023	\$1,082,675
Delille Inn	Orleans	2	51	\$2,263,400	\$680,498	\$615,133
Nazereth Inn	Orleans	2	150	\$5,365,615	\$1,350,049	\$375,683
Nazereth Inn II	Orleans	2	120	\$5,332,195	\$1,046,715	\$1,347,702
Pecan Villa Apts	Lincoln	5	61	\$1,659,052	\$586,894	\$353,024
Place Dubourg	St. John the Baptist	3	115	\$4,673,619	\$1,110,775	\$353,163
St. Bernard Manor I	St. Bernard	3	82	\$3,255,732	\$431,068	\$623,877
St. Bernard Manor II	St. Bernard	3	82	\$3,440,042	\$454,567	\$750,614
St. John Berchmans Manor	Orleans	2	150	\$6,583,806	\$846,165	\$1,549,682
St. Martin Manor	Orleans	2	140	\$3,789,997	\$2,516,636	\$928,615
1540 House (St. Martin House)	Orleans	2	12	\$219,231	\$114,024	-\$4,721
Villa Additions	Orleans	2	75	\$3,134,648	\$471,059	\$607,232
Villa St. Maurice	Orleans	2	110	\$3,571,766	\$1,350,383	\$1,459,069
Westminister Gardens	Tangipahoa	1	40	\$1,007,673	\$249,458	\$162,736
Westminister Homes	Jefferson Davis	7	40	\$1,187,177	\$239,325	\$344,793
Westminister Tower	Jefferson	2	200	\$7,213,412	\$1,607,60	\$592,878
Wynhoven II	Jefferson	2	150	\$5,568,261	\$1,756,225	\$350,610
TOTALS			1789	\$64,695,000	\$16,560,079	\$12,353,818

BEHIND THE SCENES...

Compliance Department

The department is responsible for conducting an on site monitoring review and inspection of all low-income properties under the jurisdiction of the Agency. The on site inspection includes the review of documentation supporting the tenant eligibility, physical compliance, rent limitations and compliance with all Federal and State policies and procedures.

The department conducts compliance monitoring for the Low Income Housing Tax Credit Developments, HUD's HOME, Multi Family Rental Housing Program and FDIC properties.



STAFF

Changing the lives of Louisiana citizens for generations to come!



*Jonathan
Rovira,
Vice President*

*Helena R.
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Administrative Department



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